



## 53 White Oak Crescent Calgary Alberta

\$1,250,000

Welcome to 53 White Oak Crescent! Opportunities like this Only come up Once in a Lifetime! With 0.21 of an acre and over 9800 square-feet the Spectacular Pie Lot awaits you! The lot has been made level which means without disruption from hills or changes in grades making it suitable for many build options, renovations or simply update and enjoy the enormous yard. This property is ready for new owners to create so many Lasting Memories. ENDLESS POSSIBILITIES! Immerse yourself in the charm of one of Calgary's most coveted neighborhoods, nestled within the established and family-friendly community of Wildwood. Step inside the Home and you'll be impressed by a welcoming entrance and pride of ownership. Head on Upstairs, into the living room area and or follow the hallway that leads to three cozy bedrooms each featuring original hardwood floors and large windows adding natural light. A thoughtfully updated bathroom with a walk-in shower adds a touch of modern comfort while maintaining the home's charming character. The kitchen offers ample storage space and a view of the extensive backyard. Adjacent to the kitchen, the living room offers a cozy space for relaxation and socializing. Relax in front of the fireplace adds warmth and charm, creating a cozy ambiance during those colder months. Additionally, there is a second sitting area that can be used as a den or office space. This fully finished basement offers over 1500 square feet with a second kitchen area (vintage must see), games room and a storage/workshop area. This large Pie lot with alley access presents endless possibilities for future development to build that Forever Home with unparalleled convenience and on a quiet family street. Wildwood is a well established neighbourhood in the Southwest quadrant of Calgary, developed in the 1950s on a plateau to the south to the Bow River valley, and is primari...

Family room 23.92 Ft x 16.25 Ft

Recreational, Games room 28.67 Ft x 12.50 Ft

Hall 14.33 Ft x 9.50 Ft

Kitchen 14.33 Ft x 9.75 Ft

Furnace 28.33 Ft x 12.25 Ft

3pc Bathroom 7.25 Ft x 5.33 Ft

Dining room 18.83 Ft x 12.83 Ft

Kitchen 15.42 Ft x 11.92 Ft

Laundry room 8.67 Ft x 5.83 Ft

Bedroom 12.83 Ft x 8.50 Ft

Bedroom 10.92 Ft x 8.33 Ft

Primary Bedroom 11.58 Ft x 10.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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RE/MAX Landan Real Estate

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**RE/MAX Realty Professionals**

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Other 12.25 Ft x 10.17 Ft

Family room 29.83 Ft x 16.33 Ft

Foyer 9.25 Ft x 7.75 Ft

2pc Bathroom 8.33 Ft x 3.00 Ft

3pc Bathroom 8.33 Ft x 7.00 Ft

Hall 15.42 Ft x 6.83 Ft